FROM: EXECUTRIX FOR OF THE ESTATE OF FRANK L. KEELING

TO: FRANKIE DENISE KEELING

EXECUTRIX'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Frederick J.L. Wilson 2317 South Grafton Court Nashville, TN 37217	Frederick J.L. Wilson 2317 South Grafton Court Nashville, TN 37217	058.12-0-028.00

This instrument prepared without title examination by:
William Timothy Hill, Attorney
Price, Hill & Kolarich
201 4th Avenue North, Suite 1800
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 477077 **DEEDQC**
09/16/2020 02:14:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200916-0105999

STATE OF Georgia
COUNTY OF Lowndes

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Frankie Keeling
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2020.

Dawanda Nicole Leonard
NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWANDA NICOLE LEONARD NOTARY PUBLIC LOWNDES COUNTY, GA EXPIRES GEORGIA JANUARY 11, 2022

I, FRANKIE DENISE KEELING, Executrix of the Estate of FRANK L. KEELING, JR., deceased, for the express response to comply with the Last Will and Testament of probate, do hereby quitclaim to FREDERICK J.L. WILSON, all of the interest as to the following described tract or parcels of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 194A on the Plan of Royal Hills Sec. 3 as of record in Book6250, page 914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEGINNING at a point in the north boundary of Putnam Drive at the common boundary of Lots 193 and 194, Royal Hills, Section 3, thence North 5 deg. 23 min. 43 sec. West, 324.75 feet to a point; thence North 89 deg. 28 min. 10 sec. East 25.36 feet to a point; thence South 7 deg. 35 min. 45 sec. East, 322.18 feet to a point, following Putnam Drive in a westerly direction 37.63 feet to the point of beginning.\

Being the same property conveyed to Frank L. Keeling, Jr. by Deed from Samuel R. Pierce, Jr., Secretary of Housing and urban Development of Washington, D.C., of record in Book 7670, page 631, Register's Office for Davidson County, Tennessee.

This is improved property known as 678 Putnam Drive, Nashville, Tennessee 37218.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore-described tract of land.

And now, I, the said Executrix, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto FREDERICK J.L. WILSON, his heirs and assigns, all of my interest in the afore-described property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of June, 2020.

FRANKIE DENISE KEELING, Executrix

STATE OF GA
COUNTY OF Lowndes

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named FRANKIE DENISE KEELING, Executrix of the Estate of Frank L. Keeling, Jr., with whom I am personally acquainted, and who acknowledged that she, as Executrix, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Valdosta, GA, this 12th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 1-11-22

DAWANDA NICOLE LEONARD NOTARY PUBLIC EXPIRES GEORGIA JANUARY 11, 2022 LOWNDES COUNTY GA